

**AGENDA - FINAL**  
**WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular Meeting**  
**Thursday, May 20, 2004 1:00 P.M. Room 255/259**  
**Administration Center 1320 Pewaukee Road Waukesha, WI**

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**CALL TO ORDER**

**MINUTES**

- Approval of March 18, April 8 and April 22, 2004, Minutes

**PUBLIC COMMENT**

**SCHEDULED MATTER**

- **1:15 (Marzion Development/Norma Knoll Property) Town of Mukwonago, Section 13**  
Part of the SE ¼ of Section 13, Town of Mukwonago  
Request: Creation of a lot not abutting a public road.

**REZONES**

- **CZ-1503A (Robert Sell) Town of Oconomowoc, Section 8**  
Part of the NE ¼ of Section 8, T8N, R17E, Town of Oconomowoc; more specifically located southeast of Blue River Pass and north of the Ashippun River  
Request: Rezone from the A-5 Mini Farm and R-1 Residential Districts to the R-2 Residential and A-2 Rural Home Districts.
- **SCZ-1530 (Michael and Pamela Schutte) Town of Oconomowoc, Section 5**  
Part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc  
Request: Rezone from the A-P Agricultural Land Preservation District to the RRD-5 Rural Residential Density District 5.
- **CZ-1396A (Jerome and Rose Nettesheim) Town of Oconomowoc, Section 12**  
Part of the SW ¼ of the SW ¼ of Section 12, T8N, R17E, Town of Oconomowoc; more specifically located on the northeast corner of Norwegian Road and Peterson Road  
Request: Rezone from the A-P Agricultural Land Preservation District to the R-1 Residential District.
- **ZT-1534 (William and Kathy Orchard) Town of Eagle, Section 31**  
Lot 1, Certified Survey Map No. 4418, part of the SE ¼ of Section 31, T5N, R17E, Town of Eagle  
Request: Rezone from the RH Residential Holding District to the RH Residential Holding District with a Planned Unit Development Overlay District.

**CONDITIONAL USE**

- **SCU-1370 (West Shore Subdivision PUD) Town of Oconomowoc, Sections 25 and 26**  
Lot 25, Okauchee Plat No. 1, part of the SE ¼ of Section 26 and the SW ¼ of Section 25, T8N, R17E, Town of Oconomowoc; more specifically southwest and north of Lake Drive and east of Nelson Road  
Request: Planned Unit Development for an existing subdivision and future addition.
- **SCU-1342 (Valley Rod and Gun Club) Town of Merton, Section 11**  
W292 N8191 Camp Whitcomb Road  
Request: Grant legal non-conforming Conditional Use status, under the Waukesha County Shoreland and Floodland Protection Ordinance.

**PLAN OF OPERATIONS**

- **PO-04-GNT-8 (Studio 59) Town of Genesee, Section 27**  
Outlot 1 and part of Lot 2 of Certified Survey Map No. 7207, Vol. 61, pg. 10, located in part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee, more specifically located at S47 W30760 Highway 59  
Request: Change in operator of a hair salon.
- **PO-04-GNT-13 (DATASYST Engineering and Testing Services) Town of Genesee, Section 6**  
S14 W33511 Hwy 18, Delafield, Wisconsin 53018, located in the NW ¼ of Section 6, T6N, R18E, Town of Genesee  
Request: Amend Plan of Operation to permit the installation of a liquid nitrogen tank on a concrete slab to be located adjacent to the south side of the building and update the Plan of Operation to authorize the expansion of the business into the entire building.
- **PO-03-MRTT-01 (Valley Rod and Gun Club) Town of Merton, Section 11**  
W292 N8191 Camp Whitcomb Road, Town of Merton  
Request: Site Plan/Plan of Operation for a sportsman's club.

- **PO-04-GNT-16 (Fireworks City) Town of Genesee, Section 27**  
Part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee. More specifically located at S47 W30760 Highway 59.  
Request: Temporary fireworks sales.
- **PO-04-GNT-17 (Penguin Hot Tubs) Town of Genesee, Section 27**  
Part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee. More specifically located at S47 W30760 Highway 59.  
Request: After-the-fact interior remodel including loft, stairway and office and the addition of an outdoor display area.
- **PO-04-GNT-15 (Gary Reichert) Town of Genesee, Section 21**  
Part of the NE ¼ of Section 21, T6N, R18E, Town of Genesee. More specifically located at S42 W31230 S.T.H. 83.  
Request: New free-standing sign in same location as existing sign and deck attached to the Genesee Depot Café building.
- **PO-04-GNT-18 (American Fireworks) Town of Genesee, Section 27**  
W307 S4819 S.T.H. 83, Mukwonago, WI 53149  
Request: Temporary outdoor retail sale of fireworks and novelty items.
- **PO-04-OCOT-13 (ISB Community Bank) Town of Oconomowoc, Section 35**  
W359 N5002 Brown Street, Oconomowoc, WI 53066  
Request: Two wall signs for the bank operation.
- **PO-04-GNT-19 (Country Market Signs) Town of Genesee, Section 21**  
S42 W31370 S.T.H. 83, Town of Genesee  
Request: Four signs for a newly remodeled multi-tenant plaza.
- **PO-04-GNT-20 (Laue's Grading and Landscaping) Town of Genesee, Section 27**  
S47 W30760 S.T.H. 59, Town of Genesee  
Request: Grading and landscaping business.

#### **MISCELLANEOUS**

- **SCZ-1450 (S & R Compost, Inc.) Town of Genesee, Sections 23 and 26**  
Part of the SE ¼ of Section 23 and the N ½ of Section 26, T6N, R18E, Town of Genesee, more specifically on the south side of S.T.H. 59, approximately ½ mile west of its intersection with Hillside Drive  
Request: Time extension to December 1, 2004, regarding Condition No. 12 of June 19, 2003, Staff Report and Recommendation.
- **(David and Karen Dulin) Town of Summit, Section 24**  
2121 N. North Drive, Oconomowoc, WI 53066  
Request: Road width right-of-way waiver.
- **(Lakeview 7, LLC-Bill Minett) Town of Oconomowoc, Section 36**  
N52 W34538 Peterson Drive, Town of Oconomowoc  
Request: Retaining walls within 5 ft. of adjacent property line.

#### **ADJOURNMENT**

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Betty Willert, Chairperson

#### **Park and Planning Commission**

May 20, 2004 (For questions regarding this agenda, please call (262) 548-7790)